

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

24/158-160 Wattletree Road, Malvern Vic 3144

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$780,000

### Median sale price

Median price

\$1,052,500

Property Type

Unit

Suburb

Malvern

Period - From

01/07/2022

to

30/09/2022

Source

REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	201/1455 High St GLEN IRIS 3146	\$800,000	16/06/2022
2	5/22a Kooyong Rd CAULFIELD NORTH 3161	\$760,000	23/09/2022
3	4/74 Kooyong Rd CAULFIELD NORTH 3161	\$752,000	11/09/2022

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

03/12/2022 14:48

24/158-160 Wattletree Road, Malvern Vic 3144



Walter Summons

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**Indicative Selling Price**

\$780,000

**Median Unit Price**

September quarter 2022: \$1,052,500



2 1 2

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**201/1455 High St GLEN IRIS 3146 (REI/VG)**

**Agent Comments**

2 2 2

**Price:** \$800,000

**Method:** Private Sale

**Date:** 16/06/2022

**Property Type:** Apartment



**5/22a Kooyong Rd CAULFIELD NORTH 3161 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$760,000

**Method:** Private Sale

**Date:** 23/09/2022

**Property Type:** Apartment



**4/74 Kooyong Rd CAULFIELD NORTH 3161 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$752,000

**Method:** Auction Sale

**Date:** 11/09/2022

**Property Type:** Townhouse (Res)

**Account** - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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